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2 rb 05/10/11

3 ..title

4 AN ORDINANCE relating to the development of a
5 regional motor sports facility; adopting provisions for
6 approval of such a facility through a master planning
7 demonstration project, as authorized under K.C.C. chapter
8 21A.55 amending Ordinance 10870, Section 331, as
9 amended, and K.C.C. 21A.08.040, ;Ordinance 10870,
10 Section 332, as amended, and K.C.C. 21A.08.050,
11 Ordinance 10870, Section 333, as amended, and K.C.C.
12 21A.08.060, Ordinance 10870, Section 334, as amended,
13 and K.C.C. 21A.08.070, Ordinance 10870, Section 335, as
14 amended, and K.C.C. 21A.08.080, Ordinance 10870,
15 Section 336, as amended, and K.C.C. 21A.08.090,
16 Ordinance 10870, Section 337, as amended, and K.C.C.
17 21A.08.100 and Ordinance 10870, Section 341, as
18 amended, and K.C.C. 21A.12.040, adding a new section to
19 K.C.C. chapter 21A.55, adding a new section to K.C.C.
20 chapter 20.24, adding new sections to K.C.C. chapter
21 21A.06 and adding a new chapter to K.C.C. Title 27.

22 ..body

23 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

24 SECTION 1. Findings:

25 A. Pacific Raceways, formerly operated as Seattle International Raceways, is on
26 a three-hundred-twenty-seven acre site located east of Kent and a quarter mile off of State
27 Highway 18, and consists of a two and a quarter-mile road course, a drag strip, a dirt
28 motocross track and a t kart track.

29 B. The Pacific Raceways property is zoned "Industrial" with a property-specific
30 development, also known as "P-suffix," condition restricting the use of the property to
31 racing and race related activities. It is also subject to two Conditional Use Permits, CUP
32 File Nos. A-71-0-81 and L08CU006, that govern current development and activities.

33 C. The owners of Pacific Raceways have indicated that they have invested over
34 five million dollars since 2002 for improvements and are now seeking to move forward
35 with a privately funded one hundred and thirty-five-million-dollar rehabilitation and
36 expansion effort.

37 D. There are currently no specific zoning or land use provisions provided in the
38 code that easily define the appropriate development and operating standards for such a
39 proposed expansion.

40 E. The numerous steps currently required for the review of expansions and
41 upgrades to large and long-term development proposals, such as those proposed for
42 Pacific Raceways, are unnecessarily burdensome and King County needs to explore an
43 alternative process that would consolidate and streamline the process for review of such
44 proposals.

45 F. A demonstration project as provided in K.C.C. chapter 21A.55 is intended to
46 be "a mechanism to test and evaluate alternative development standards and processes
47 before amending King County policies and regulations.

48 G. Specifically, K.C.C. 21A.55.010 states, "Alternative development standards
49 might include standards affecting building and/or site design requirements. Alternative
50 processes might include permit review prioritization, alternative review and revision
51 scheduling, or staff and peer review practices."

52 H. During the council review of Proposed Ordinance 2010-0189, members of the
53 public testified that the implementation and enforcement of the conditions of CUP File
54 Nos. A-71-0-81 and L08CU006 has been inconsistent over the years.

55 I. A "master planning" demonstration project is an opportunity to:

56 1. Implement definitive requirements governing the future design and operation
57 of Pacific Raceways;

58 2. Test a multi-phased legislative process that will ensure public opportunity to
59 provide input on the proposed future development and operating standards;

60 3. Better guide the future development of the facility;

61 4. Institute an on-going legislative review and monitoring process to ensure
62 compliance with the standards; and

63 5. Allow the proposed expansion to proceed with the prospect of long-term
64 predictability.

65 SECTION 2. The King County executive shall conduct a demonstration project
66 to create and evaluate a master planning process as provided for in, and consistent with,
67 section 3 of this ordinance.

68 NEW SECTION. SECTION 3. There is hereby added to K.C.C. chapter 21A.55
69 a new section to read as follows.

70 A. The purpose of the master planning process demonstration project is to:

71 1. Create a comprehensive but streamlined process for the review of major land
72 use proposals that will be developed over the course of several years by:

73 a. utilizing a concise timeline for project review that incorporates a process for
74 public outreach and input during initial stages of the county review;

75 b. executing a development agreement that establishes:

76 (1) a clearly-defined project through a master development plan, which shall
77 include a master site plan;

78 (2) requirements that must be met before approval of each phase of
79 development; and

80 (3) environmental, noise and traffic, as well as other necessary, mitigations
81 appropriate to the proposed activities and potential impacts; and

82 c. reducing the layers of review;

83 2. Utilize the hearing examiner, as authorized in section 4 of this ordinance, to
84 function as a special master for the purpose of fact finding and reporting on development
85 agreement compliance; and

86 3. Provide for ongoing monitoring of development and operation of Pacific
87 Raceways by the council to ensure continued future compliance with the executed
88 development agreement.

89 B. The master planning process demonstration project shall be implemented only
90 on the Pacific Raceways property as described in Attachment A to this ordinance.

C. Motor vehicle driving and racing on the following surfaces shall be the primary uses within the regional motor sports facility established under the demonstration project:

1. A road course;
2. A kart course;
3. A motocross course;
4. Five-sixteenth-mile oval track; and
5. Up to two drag strips.

D. The following uses are permitted in conjunction with the regional motor sports facility established under the demonstration project, as specified in sections 9 through 15 of this ordinance:

1. Motor vehicle driving and racing
2. Both retail and wholesale sales;
3. Automotive repair; service and storage;
4. Fire station;
5. Service station, including sale of fuel;
6. Driving school;
7. Daycare;
8. Manufacturing;
9. Restaurants and concessions;
1. Extraction and limited processing of dirt, sand and gravel;
11. Short-term accommodations such as recreational vehicle parking; and
12. Police and fire safety training.

E. Upon the effective date of the development agreement required by subsection G, the design and operating conditions established under CUP File Nos. A-71-0-81 and L08CU006 shall considered void and superseded by the design and operating conditions specified in the executed development agreement .

F. The demonstration project shall commence upon the submittal of a complete master planning proposal to the department of development and environmental services for approval. A master planning proposal shall consist of, and shall be considered complete for the purposes of initiating the timelines in subsection M. of this section, when all the information required by subsection G. of this section and all necessary information and studies to evaluate compliance with subsections H. through L. of this section have been submitted.

G. The development agreement shall contain, but shall not be limited to:

1. A master site plan and detailed conditions relating to:
 - a. location and scope of proposed land uses;
 - b. location and size of buildings and structures such as grandstands;
 - c. layout of racing surfaces and circulation roadways;
 - d. site elevations and contours established by a master grading plan;
 - e. excavation and processing of materials during construction and operation of the facilities; and
 - f. vegetative screening required in subsection H. of this section;
2. A project phasing plan, including threshold requirements that must be met before approval of the next phase of development;

136 3. Specified days and times for the specified racing and non-racing activities
137 conducted on-site;

138 4. Specified types of racing and nonracing activities, and where on the site the
139 activities can occur;

140 5. Specified noise levels that may be generated by racing and non-racing
141 activities, including but not limited to how those noise levels will be measured and
142 mitigated;

143 6. Specified on-site vehicle circulation and other traffic control measures to
144 reduce the impact of congestion on roadways in the vicinity of Pacific Raceways;

145 7. Specified development conditions to ensure that permitted alterations
146 provided for in subsections I. and J. of this section achieve the appropriate level of
147 protections;

148 8. Specified development conditions to ensure that stormwater
149 retention/infiltration protection provided for in subsection N. of this section is achieved;

150 9. Specified regular on-going monitoring and reporting to measure compliance
151 with the development agreement requirements relating to noise, traffic, stormwater
152 retention/infiltration and water volume and quality in Little Soos Creek;

153 10. Specified process for the receipt and evaluation by the department of
154 development and environmental services of inquiries and complaints relating to the
155 operation of Pacific Raceways, in order to allow for review by the hearing examiner as
156 provided in subsections R and S.1. of this section; and

157 11. Specified enforcement actions available to the county to address non-
158 compliance with the conditions of the development agreement.

H. As provided in K.C.C. 21A.16.030.F, buildings and other structures proposed in the master planning proposal to be constructed on the project site shall be shielded from view from adjoining residential properties to the maximum feasible extent using methods that could include, but are not limited to, the:

1. Retention of existing vegetation;
2. Placement of new vegetation to augment existing vegetation; and
3. Placement of buildings below existing grade and use of green roof technology on top of these buildings.

I. The master planning proposal is subject to the applicable provisions of K.C.C. chapter 21A.24, as modified below:

1. Alterations on steep slopes, erosion hazard or landslide areas, but only if:
 - a. the alterations are necessary to bring racing surfaces into compliance with applicable racing association safety standards, to construct circulation road surfaces or for the placement of spectator seating on the interior portion of the road course; and
 - b. the county is provided geotechnical analysis by a licensed and qualified geotechnical professional and approves structural mitigations that ensure the stability of the hazard area; and
2. Alterations in wetlands and aquatic areas and their buffers, but only if the alterations:
 - a. are necessary to bring racing surfaces into compliance with applicable racing association safety standards, to construct circulation road surfaces or for the placement of spectator seating on the interior portion of the road course; and/or

b. use mitigation sequencing to provide mitigation methods that include, but are not limited to:

(1) buffer averaging or increased buffering; and

(2) creation of new or enhancement of existing critical areas.

J. Placement of impervious surfaces, including buildings, structures, pit areas or raceways, up to the top of slope adjacent to Little Soos Creek, shall be permitted, but only if:

1. The impervious surfaces are graded or constructed in a manner to channel surface water away from Little Soos Creek; and

2. For buildings or structures, the county is provided geotechnical analysis by a licensed and qualified geotechnical professional and approves structural mitigations that ensure the stability of the hazard area.

K. The master planning proposal shall comply with the King County Surface Water Stormwater Manual in effect at the time a complete master planning proposal is submitted, and shall:

1. Use enhanced water quality measures to treat stormwater and stormwater infiltration facilities to manage stormwater to insure the protection of fish life in Big and Little Soos Creeks;

2. Specify and require facilities and best management practices to insure that auto-related fluids, brake dust, and other products are properly managed and disposed of to avoid contamination of soils, surface water and groundwater; and

202 3. Develop and implement a water quality monitoring plan to assure that copper,
203 other metals, hydrocarbons and other contaminants are not elevated in ground and surface
204 waters on- site and in Big Soos and Little Soos Creeks.

205 L. The master planning proposal shall include site designs and features to reduce
206 the level of noise impacts upon nearby residential neighborhoods.

207 M. The department of development and environmental services shall:

208 1. Complete its identification of project issues, and the listing of information or
209 studies needed to adequately evaluate the listed issues, within thirty days of the submittal
210 by the applicant of the complete master planning proposal;

211 2. Complete its public outreach process within six months of the submittal date
212 established in subsection F. of this section;

213 3. Issue an environmental threshold determination within thirty days of the
214 submittal by the applicant of a complete environmental checklist;

215 4. Complete the environmental review process within:

216 a. six months of submittal of the complete environmental checklist if no
217 environmental impact statement is required, or

218 b. eighteen months, if an environmental impact statement is required;

219 5. Complete the review of the proposal and preparation of the department of
220 development and environmental services-recommended development agreement within
221 thirty days of the completion of the environmental review process; and

222 6. Transmit to the council, within thirty days of the completion of the
223 department of development and environmental services-recommended development

224 agreement, together with a proposed ordinance authorizing the executive to execute the
225 development agreement.

226 N. Consistent with the timelines provided in subsection M. of this section, the
227 department of development and environmental services shall conduct an environmental
228 review of the master planning proposal submitted by the applicant to ensure that the
229 cumulative environmental impacts of the proposal are appropriately identified and any
230 unavoidable impacts are mitigated, as follows:

231 1. The applicant shall submit for review by the department an expanded
232 environmental checklist identifying potential impacts and any proposed mitigations of
233 those impacts;

234 2. The threshold determination issued by the department shall be based upon
235 the potential new impacts that may occur over and above those currently allowed
236 pursuant to the conditions of CUP File Nos. A-71-0-81 and L08CU006; and

237 3. When future proposed construction, clearing and grading is consistent with
238 the executed development agreement and with conditions established through the
239 environmental review process, no additional threshold determination shall be required.

240 O. If the timelines outlined in subsection M. of this section are not met, the
241 department of development and environmental services shall notify the council within ten
242 days of missing any milestone in the form of a letter to the chair of transportation,
243 employment and environment committee or its applicable successor. The letter shall
244 outline the causes for the delay, and detail the steps or actions needed to recover the
245 timelines as set forth in subsection M. of this section.

246 P.1. Prior to the council action on an ordinance approving the development
247 agreement, the council may direct the hearing examiner, by motion, to schedule and
248 conduct a meeting in the vicinity of the project site within forty-five days of the hearing
249 examiner receiving council's direction. The purpose of the meeting is to gather input on
250 the department of development and environmental services-recommended development
251 agreement. The department shall provide notice of the meeting to:

- 252 a. all parties of record, including community groups or organizations,
253 established during the review of CUP File Nos. A-71-0-81 and L08CU006, Proposed
254 Ordinance 2010-0189 or this ordinance;
- 255 b. persons requesting notification of any county land use action regarding
256 Pacific Raceways; and
- 257 c. residents or property owners of parcels located within twenty-five hundred
258 feet of the boundaries of the Pacific Raceways site.

259 2. The notice shall be sent at least fourteen days before the scheduled meeting
260 and shall include the time, place and purpose of the meeting.

261 3. Within thirty days of the meeting described in subsection P.1. of this section,
262 the hearing examiner shall transmit its report on the department of development and
263 environmental services-recommended development agreement for council consideration.
264 The report shall include, but not be limited to, a review of the compliance of the
265 department-recommended development agreement with this ordinance and an analysis of
266 disputed items raised by the department, applicant or persons listed in subsection P.1. of
267 this section.

268 Q.1. A development agreement approved by the council shall be in effect for a
269 period of ten years from the effective date of the ordinance authorizing the executive to
270 execute the development agreement;

271 2. During the period the development agreement is in effect, any subsequent
272 permits must be consistent with the executed development agreement. The permits shall
273 not be subject to any amendments to the county's development regulations that are
274 adopted after the effective date of the development agreement; and

275 3. A request by the applicant to modify or waive a development standard in the
276 code after execution of the development agreement shall be submitted to the department
277 of development and environmental services no later than June 1 of each year. The
278 request shall be evaluated by the department of development and environmental services
279 and the evaluation shall be provided to the hearing examiner no later than July 1 of each
280 year. The hearing examiner shall provide a report on the applicant-proposed
281 modifications or waivers to the council as part of the annual briefing of the council.

282 R. No later than October 15 of each year, the hearing examiner shall conduct a
283 meeting in the vicinity of the project site for the purpose of gathering community input
284 on the operation of Pacific Raceways during the preceding year. The department of
285 development and environmental services shall provide a notice of the meeting to all
286 persons or groups included in the notice required in subsection P. of this section, as well
287 as to any persons or groups that have requested notice of the meetings or have become
288 parties of record during the preceding year.

289 S.1. Beginning on December 31 of the year after the effective date of the
290 ordinance authorizing the executive to execute the development agreement, and for each

291 subsequent year, the hearing examiner shall prepare and submit to the council a report
292 that:

293 a. describes the current status of the phases of the development ;

294 b. evaluates compliance with development agreement conditions over the
295 course of the preceding year;

296 c. identifies issues and concerns that have been brought forward by the
297 community, Pacific Raceways and the department of development and environmental
298 services; and

299 d. outlines potential steps to ensure compliance with the approved
300 development agreement.

301 2. The report shall be presented in a briefing by the hearing examiner to the
302 transportation, employment and environment committee, or its applicable successor, at
303 which the department and project operator shall be present.

304 NEW SECTION. SECTION 4. There is hereby added to K.C.C. chapter 20.24 a
305 new section to read as follows:

306 The examiner shall receive and examine available information, conduct public
307 meetings and prepare records and reports thereof for transmittal to the council, as
308 provided in section 3 of this ordinance.

309 SECTION 5. Section 6 of this ordinance should constitute a new chapter in
310 K.C.C. Title 27.

311 NEW SECTION. SECTION 6. The applicant of a master planning
312 demonstration project shall compensate King County for all costs related to the review

and monitoring of the demonstration project authorized under section 3 of this ordinance,
as follows:

A. The initial review of the master planning proposal and the review of
subsequent revisions to the executed development agreement proposed by the applicant,
and the subsequent monitoring for compliance with the development agreement, shall be
at the hourly rate in effect when the work is preformed, as provided for the project
management program under K.C.C. 27.04.045 and K.C.C. chapter 27.40; and

B. The review costs for permit applications and studies related to the project shall
be governed by this title.

NEW SECTION. SECTION 7. There is hereby added to K.C.C. chapter 21A.06
a new section to read as follows:

Racetrack: an establishment offering services and uses located in:

A. SIC Industry No. 7948; or

B. A regional motor sports facility.

NEW SECTION. SECTION 8. There is hereby added to K.C.C. chapter 21A.06
a new section to read as follows:

Regional motor sports facility. A racetrack established through a master planning
demonstration project, in which the following is authorized:

A. Motor vehicle racing and driving on surfaces such as:

1. A road course;

2. A kart course;

3. A motocross course;

4. Five-sixteenth-mile oval track; and

- 336 5. Up to two drag strips; and
- 337 B. Uses in conjunction with the regional motor sports facility, the scope of which
- 338 are established as part of the master planning demonstration project process:
- 339 1. Both retail and wholesale sales;
- 340 2. Automotive repair; service and storage
- 341 3. Fire station;
- 342 4. Service station, including sale of fuel;
- 343 5. Driving school;
- 344 6. Daycare;
- 345 7. Manufacturing;
- 346 8. Restaurant and concessions;
- 347 9. Extraction and limited processing of dirt, sand and gravel;
- 348 10. Short-term accommodations recreational vehicle parking, for race
- 349 participants and viewers; and
- 350 11. Police and fire safety training.

351 SECTION 9. Ordinance 10870, Section 331, as amended, and K.C.C.

352 21A.08.040 are each hereby amended to read as follows:

A. Recreational/cultural land uses.

KEY		Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S	
		U	T	A			V		E	B	E	N	E	N	E	E	T	
		L		L			E		N	O	S	I	S	A	S		R	
		T							T	R	S	T	S	L	S		I	
		U							I	H		Y					A	
		R							A	O							L	
		E							L	O								
										D								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I					
	PARK/RECREATION:																	
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13					
	Large Active Recreation and Multiuse Park		P1	P1	P1	P1	P1	P1	P	P	P	P	P13					
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P					
*	Campgrounds		P16 C16 a	P16	P16 C1 6a	P16 C16 a							P16 C16 a					
*	Destination Resorts		S		S18	C					C							
*	Marina		C 3		C4	C4	C4	C4	P5	P	P	P	P					
*	Recreational Vehicle Park		P19	P19	C2 and 18	C2 P19							<u>P29</u>					

					P19								
*	Sports Club (17)				C4 and 18	C4	C4	C4	C	P	P		
*	Ski Area		S		S18								
*	Recreational Camp		C		P24 C								
	AMUSEMENT/ENTER TAINMENT:												
*	Adult Entertainment Business									P6	P6	P6	
*	Theater									P	P	P	P25
783 3	Theater, Drive-in										C		
793	Bowling Center									P	P		P
*	Golf Facility				C7 and 18	P7	P7	P7					
799 9 (14)	Amusement and Recreation Services		P21	P21	P8 P21 C1 5 and 18	P8 P21 P22 C15	P8 P21 P22 C15	P8 P21 P22 C15	P21 P22	P	P	P21	P21
*	Indoor Paintball Range									P26	P26		P26
*	Outdoor Paintball Range				C2 7	C27							
*	Shooting Range		C9		C9 and 18						C10		P10

*	Amusement Arcades									P	P		
799 6	Amusement Park										C		
*	Outdoor Performance Center		S		C1 2 S18		P20	P20			S		
	CULTURAL:												
823	Library				P11 C	P11 C	P11 C	P28	P	P	P	P	
841	Museum	C2 3	C23		P11 C	P11 C	P11 C	P28	P	P	P	P	P
842	Arboretum	P	P		P	P	P	P	P	P	P	P	
*	Conference Center				P11 C1 2	P11 C12	P11 C	P11 C	P	P	P	P	
GENERAL CROSS Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; REFERENCES: Development Standards see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.													

354 B. Development conditions.

355 1. The following conditions and limitations shall apply, where appropriate:

356 a. No stadiums on sites less than ten acres;

357 b. Lighting for structures and fields shall be directed away from residential
358 areas;

359 c. Structures or service yards shall maintain a minimum distance of fifty feet

360 from property lines adjoining residential zones, except for structures in on-site recreation

361 areas required in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for

structures in these on-site required recreation areas shall be maintained in accordance with K.C.C. 21A.12.030;

d. Facilities in the A zone shall be limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities; and

e. Overnight camping is allowed only in an approved campground.

2. Recreational vehicle parks are subject to the following conditions and limitations:

a. The maximum length of stay of any vehicle shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period;

b. The minimum distance between recreational vehicle pads shall be no less than ten feet; and

c. Sewage shall be disposed in a system approved by the Seattle-King County health department.

3. Limited to day moorage. The marina shall not create a need for off-site public services beyond those already available before the date of application.

4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities subject to the following conditions and limitations:

a. The bulk and scale shall be compatible with residential or rural character of the area;

b. For sports clubs, the gross floor area shall not exceed ten thousand square feet unless the building is on the same site or adjacent to a site where a public facility is located or unless the building is a nonprofit facility located in the urban area; and

c. Use is limited to residents of a specified residential development or to sports clubs providing supervised instructional or athletic programs.

5. Limited to day moorage.

6.a. Adult entertainment businesses shall be prohibited within three hundred thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare centers, public parks or trails, community centers, public libraries or churches. In addition, adult entertainment businesses shall not be located closer than three thousand feet to any other adult entertainment business. These distances shall be measured from the property line of the parcel or parcels proposed to contain the adult entertainment business to the property line of the parcels zoned RA, UR or R or that contain the uses identified in this subsection B.6.a.

b. Adult entertainment businesses shall not be permitted within an area likely to be annexed to a city subject to an executed interlocal agreement between King County and a city declaring that the city will provide opportunities for the location of adult businesses to serve the area. The areas include those identified in the maps attached to Ordinance 13546.

7. Clubhouses, maintenance buildings, equipment storage areas and driving range tees shall be at least fifty feet from residential property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining residential zones. Applications shall comply with adopted best management practices for golf course development. Within the RA zone, those facilities shall be permitted only in the RA-5 and RA-2.5 zones. Not permitted in designated rural forest focus area, regionally significant resource areas or locally significant resource areas. Ancillary

facilities associated with a golf course are limited to practice putting greens, maintenance buildings and other structures housing administrative offices or activities that provide convenience services to players. These convenience services are limited to a pro shop, food services and dressing facilities and shall occupy a total of no more than ten thousand square feet. Furthermore, the residential density that is otherwise permitted by the zone shall not be used on other portions of the site through clustering or on other sites through the transfer of density provision. This residential density clustering or transfer limitation shall be reflected in a deed restriction that is recorded at the time applicable permits for the development of the golf course are issued.

8. Limited to golf driving ranges, only as:

a. accessory to golf courses; or

b. accessory to ((a)) large active recreation and multiuse parks.

9.a. New structures and outdoor ranges shall maintain a minimum distance of fifty feet from property lines adjoining residential zones, but existing facilities shall be exempt.

b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets or arrows from leaving the property.

c. Site plans shall include: safety features of the range; provisions for reducing sound produced on the firing line; elevations of the range showing target area, backdrops or butts; and approximate locations of buildings on adjoining properties.

d. Subject to the licensing provisions of K.C.C. Title 6.

10.a. Only in an enclosed building, and subject to the licensing provisions of K.C.C. Title 6;

b. Indoor ranges shall be designed and operated so as to provide a healthful environment for users and operators by:

(1) installing ventilation systems that provide sufficient clean air in the user's breathing zone, and

(2) adopting appropriate procedures and policies that monitor and control exposure time to airborne lead for individual users.

11. Only as accessory to a park or in a building listed on the National Register as an historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32.

12. Only as accessory to a nonresidential use established through a discretionary permit process, if the scale is limited to ensure compatibility with surrounding neighborhoods. This condition applies to the UR zone only if the property is located within a designated unincorporated rural town.

13. Subject to the following:

a. The park shall abut an existing park on one or more sides, intervening roads notwithstanding;

b. No bleachers or stadiums are permitted if the site is less than ten acres, and no public amusement devices for hire are permitted;

c. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any premises upon which a dwelling unit is located; and

d. All buildings or structures or service yards on the site shall maintain a distance not less than fifty feet from any property line and from any public street.

453 14. Excluding amusement and recreational uses classified elsewhere in this
454 chapter.

455 15. For amusement and recreation services not otherwise provided for in this
456 chapter:

457 a. In the RA zones, not subject to regulation under K.C.C. Title 6 and only on
458 sites at least five acres or larger;

459 b. Retail sales are limited to incidental sales to patrons of the amusement or
460 recreation service; and

461 c. Does not involve the operation of motor vehicles or off-road vehicles,
462 including, but not limited to, motorcycles and gocarts.

463 16. Subject to the following conditions:

464 a. The length of stay per party in campgrounds shall not exceed one hundred
465 eighty days during a three-hundred-sixty-five-day period; and

466 b. Only for campgrounds that are part of a proposed or existing county park,
467 that are subject to review and public meetings through the department of natural
468 resources and parks.

469 17. Only for stand-alone sports clubs that are not part of a park.

470 18. Subject to review and approval of conditions to comply with trail corridor
471 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

472 19. Only as accessory to a large active recreation and multiuse park.

473 20. Only as accessory to a large active recreation and multiuse park with the
474 floor area of an individual outdoor performance center stage limited to three thousand
475 square feet.

476 21. Limited to rentals of sports and recreation equipment with a total floor area
477 of no more than seven hundred fifty square feet and only as accessory to a park, or in the
478 RA zones, to a large active recreation and multiuse park.

479 22. Only as accessory to a large active recreation and multiuse park and limited
480 to:

- 481 a. water slides, wave pools and associated water recreation facilities; and
- 482 b. rentals of sports and recreation equipment.

483 23. Limited to natural resource and heritage museums and only allowed in a
484 farm or forestry structure, including, but not limited to barns or sawmills, existing as of
485 December 31, 2003.

486 24. Use is permitted without a conditional use permit only when in compliance
487 with all of the following conditions:

488 a. The use is limited to camps for youths or for persons with special needs due
489 to a disability, as defined by the American With Disabilities Act of 1990, or due to a
490 medical condition and including training for leaders for those who use the camp;

491 b. Active recreational activities shall not involve the use of motorized vehicles
492 such as cross-country motorcycles or all-terrain vehicles or the use of firearms. The
493 prohibition on motorized vehicles does not apply to such vehicles that may be necessary
494 for operation and maintenance of the facility or to a client-specific vehicle used as a
495 personal mobility device;

496 c.(1) Except as provided in subsection B.24.c.(2)(b) of this section, the number
497 of overnight campers, not including camp personnel, in a new camp shall not exceed:

498 (a) one hundred and fifty for a camp between twenty and forty acres; or

(b) for a camp greater than forty acres, but less than two hundred and fifty acres, the number of users allowed by the design capacity of a water system and on-site sewage disposal system approved by the department of health, Seattle/King County, up to a maximum of three hundred and fifty; and

(2) Existing camps shall be subject to the following:

(a) For a camp established before August 11, 2005, with a conditional use permit and is forty acres or larger, but less than one hundred and sixty acres, the number of overnight campers, not including camp personnel, may be up to one hundred and fifty campers over the limit established by subsection B.24.c.(1)(b) of this section.

(b) For a camp established before August 11, 2005, with a conditional use permit and is one hundred and sixty acres or larger, but less than two hundred acres, the number of overnight campers, not including camp personnel, may be up to three hundred and fifty campers over the limit established by subsection B.24.c.(1)(b) of this section.

The camp may terminate operations at its existing site and establish a new camp if the area of the camp is greater than two hundred and fifty acres and the number of overnight campers, not including camp personnel, shall not exceed seven hundred.

d. The length of stay for any individual overnight camper, not including camp personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

e. The camp facilities, such as a medical station, food service hall, and activity rooms, shall be of a scale to serve overnight camp users;

f. The minimum size of parcel for such use shall be twenty acres;

g. Except for any permanent caretaker residence, all new structures where camp users will be housed, fed or assembled shall be no less than fifty feet from properties not related to the camp;

h. In order to reduce the visual impacts of parking areas, sports and activity fields or new structures where campers will be housed, fed or assembled, the applicant shall provide a Type 3 landscape buffer no less than twenty feet wide between the nearest property line and such parking area, field, or structures, by retaining existing vegetation or augmenting as necessary to achieve the required level of screening;

i. If the site is adjacent to an arterial roadway, access to the site shall be directly onto said arterial unless direct access is unsafe due inadequate sight distance or extreme grade separation between the roadway and the site;

j. If direct access to the site is via local access streets, transportation demand management measures, such as use of carpools, buses or vans to bring in campers, shall be used to minimize traffic impacts;

k. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any adjacent property; and

l. A community meeting shall be convened by the applicant (~~((before))~~) before submittal of an application for permits to establish a camp, or to expand the number of camp users on an existing camp site as provided in subsection B.24.c.(2)(b) of this section. Notice of the meeting shall be provided at least two weeks in advance to all property owners within five hundred feet, or at least twenty of the nearest property owners, whichever is greater. The notice shall at a minimum contain a brief description of the project and the location, as well as, contact persons and numbers.

543 25. Limited to theaters primarily for live productions located within a Rural
544 Town designated by the King County Comprehensive Plan.

545 26.a. Only in an enclosed building; and

546 b. A copy of the current liability policy of not less than one million dollars for
547 bodily injury or death shall be maintained in the department.

548 27. Minimum standards for outdoor paintball recreation fields:

549 a. The minimum site area is twenty-five acres;

550 b. Structure shall be no closer than one hundred feet from any lot line adjacent
551 to a residential zoned property;

552 c. The area where paintballs are discharged shall be located more than three
553 hundred feet of any lot line and more than five hundred feet from the lot line of any
554 adjoining residential property. The department may allow for a lesser setback if it
555 determines through the conditional use permit review that the lesser setback in combination with
556 other elements of the site design provides adequate protection to adjoining properties and rights-
557 of-ways;

558 d. A twenty-foot high nylon mesh screen shall be installed around all play
559 areas and shall be removed at the end of each day when the play area is not being used.
560 The department may allow for the height of the screen to be lowered to no less than ten
561 feet if it determines through the conditional use permit review that the lower screen in
562 combination with other elements of the site design provides adequate protection from
563 discharged paintballs;

564 e. All parking and spectator areas, structures and play areas shall be screened
565 from adjoining residential zoned property and public rights of way with Type 1
566 landscaping at least ten feet wide;

567 f. Any retail sales conducted on the property shall be accessory and incidental
568 to the permitted activity and conducted only for the participants of the site;

569 g. A plan of operations specifying days and hours of operation, number of
570 participants and employees, types of equipment to be used by users of the site, safety
571 procedures, type of compressed air fuel to be used on the site and storage and
572 maintenance procedures for the compressed air fuel shall be provided for review in
573 conjunction with the conditional use permit application. All safety procedures shall be
574 reviewed and approved by department of public safety before submittal of the conditional use
575 permit application. All activities shall be in compliance with National Paintball League
576 standards;

577 h. The hours of operation shall be limited to Saturdays and Sundays and
578 statutory holidays from 8:30 A.M. to 8:30 P.M., and further restricted as applicable to
579 daylight hours;

580 i. No more than one hundred paintball players shall be allowed on the site at
581 any one time;

582 j. No outdoor lights or amplified sounds shall be permitted;

583 k. The facility shall have direct access to a road designated as a major collector
584 (or higher) in the Comprehensive Plan unless the department determines through the
585 conditional use permit review that the type and amount of traffic generated by the facility

is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage;

l. The facility shall be secured at the close of business each day;

m. All equipment and objects used in the paintball activities shall be removed from the site within ninety days of the discontinuance of the paintball use; and

n. A copy of the current liability policy of not less than one million dollars for bodily injury or death shall be submitted with the conditional use permit application and shall be maintained in the department.

28. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035

29. Only if:

a. the recreational vehicle park is located on the site of a regional motor sport facility;

b. services are provided only to persons conducting business or employed at the regional motor sport facility, to event participants or to race spectators; and

c. the general location of the recreational vehicle park conforms to the council-approved master site plan for the regional motor sport facility.

SECTION 10. Ordinance 10870, Section 332, as amended, and K.C.C. 21A.08.050 are each hereby amended to read as follows:

A. General services land uses.

KEY		Z	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P-Permitted Use			A	F	M	R	U R	U	R	N B	C B	R B	O	I
C-Conditional Use			G	O	I	U	R E	R	E	E U	O U	E U	F	N
S-Special Use			R	R	N	R	B S	B	S	I S	M S	G S	F	D
		O	I	E	E	A	A E	A	I	G I	M I	I I	I	U
		N	C	S	R	L	N R	N	D	H N	U N	O N	C	S
		E	U	T	A		V		E	B E	N E	N E	E	T
			L		L		E		N	O S	I S	A S		R
			T					T	R S	T S	L S		I	
			U					I	H	Y			A	
			R					A	O				L	
			E					L	O	D				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	
	PERSONAL SERVICES:													
72	General Personal Service						C25 C37	C25 C37*	P	P	P	P3	P 3	
7216	Drycleaning Plants												P	
7218	Industrial Launderers												P	
7261	Funeral Home/Crematory					C4	C4	C4		P	P			
*	Cemetery, Columbarium or Mausoleum				P24 C5 and	P24 C5	P24 C5	P24 C5	P24	P24	P24 C5	P24		

					31								
*	Day Care I	P6			P6	P6	P6	P	P	P	P	P7	P 7
*	Day Care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P 7
074	Veterinary Clinic	P9			P9 C10 and 31	P9 C10			P10	P10	P10		P
753	Automotive Repair (1)								P11	P	P		P
754	Automotive Service								P11	P	P		P
76	Miscellaneous Repair	P3 3			P32 P33	P32	P32	P32	P32	P	P		P
866	Church, Synagogue, Temple				P12 C27 and 31	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 P13 C31	P12 P13 C	P12 P13 C	P12 P13 C	P13	P	P	P	
0752	Animal specialty services				C P35 P36	C			P	P	P	P	P
*	Stable	P1 4 C			P14 C31	P14 C	P 14 C						
*	Kennel or Cattery	P9			C	C				C	P		
*	Theatrical Production									P30	P28		

	Services												
*	Artist Studios				P28	P28	P28	P28	P	P	P	P29	P
*	Interim Recycling Facility				P21	P21	P21	P21	P22	P22	P	P21	P
*	Dog training facility	C3 4			C34	C34			P	P	P		P
	HEALTH SERVICES:												
801-04	Office/Outpatient Clinic				P12 C 13a	P12 C13a	P12 C13a C37	P12 C13a C37	P	P	P	P	P
805	Nursing and Personal Care Facilities							C		P	P		
806	Hospital						C13a	C13a		P	P	C	
807	Medical/Dental Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P	
	EDUCATION SERVICES:												
*	Elementary School				P15 and 31	P	P	P		P16c	P16c	P16 c	
*	Middle/Junior High School				P16 C15 and 31	P	P	P		P16c	P16c	P16 c	
*	Secondary or High School				P16 C15	P26	P26	P26		P16c C	P16c C	P16 c	

					and 26 and 31								
*	Vocational School				P13a C31	P13a C	P13a C	P13a C			P	P17	P
*	Specialized Instruction School		P1 8		P19 C20 and 31	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility				P16 C15 and 23 and 31	P23 C	P23 C	P23 C	C	P	P	P	P
GENERAL CROSS Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; REFERENCES: Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.													

- 606 B. Development conditions.
- 607 1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted
- 608 use table.
- 609 2. Except SIC Industry Group Nos.:
- 610 a. 835-Day Care Services, and
- 611 b. 836-Residential Care, which is otherwise provided for on the residential
- 612 permitted land use table.

613 3. Limited to SIC Industry Group and Industry Nos.:

614 a. 723-Beauty Shops;

615 b. 724-Barber Shops;

616 c. 725-Shoe Repair Shops and Shoeshine Parlors;

617 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and

618 e. 217-Carpet and Upholstery Cleaning.

619 4. Only as accessory to a cemetery, and prohibited from the UR zone only if the

620 property is located within a designated unincorporated Rural Town.

621 5. Structures shall maintain a minimum distance of one hundred feet from

622 property lines adjoining residential zones.

623 6. Only as accessory to residential use, and:

624 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,

625 with no openings except for gates, and have a minimum height of six feet; and

626 b. Outdoor play equipment shall maintain a minimum distance of twenty feet

627 from property lines adjoining residential zones.

628 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.

629 21A.08.060.A., or when located on the site of a regional motor sport facility:

630 a. services are provided only to persons conducting business or employed at

631 the regional motor sport facility, to event participants or to race spectators; and

632 b. the general location of the services conforms to the council-approved master

633 site plan for the regional motor sport facility.

634 8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,
635 or an accessory use to a school, church, park, sport club or public housing administered
636 by a public agency, and:

637 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
638 with no openings except for gates and have a minimum height of six feet;

639 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
640 from property lines adjoining residential zones;

641 c. Direct access to a developed arterial street shall be required in any
642 residential zone; and

643 d. Hours of operation may be restricted to assure compatibility with
644 surrounding development.

645 9.a. As a home occupation only, but the square footage limitations in K.C.C.
646 chapter 21A.30 for home occupations apply only to the office space for the veterinary
647 clinic, office space for the kennel or office space for the cattery, and:

648 (1) Boarding or overnight stay of animals is allowed only on sites of five
649 acres or more;

650 (2) No burning of refuse or dead animals is allowed;

651 (3) The portion of the building or structure in which animals are kept or
652 treated shall be soundproofed. All run areas, excluding confinement areas for livestock,
653 shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced
654 with concrete or other impervious material; and

655 (4) The provisions of K.C.C. chapter 21A.30 relative to animal keeping are
656 met.

657 b. The following additional provisions apply to kennels or catteries in the A
658 zone:

659 (1) Impervious surface for the kennel or cattery shall not exceed twelve
660 thousand square feet;

661 (2) Obedience training classes are not allowed except as provided in
662 subsection B.34. of this section; and

663 (3) Any buildings or structures used for housing animals and any outdoor
664 runs shall be set back one hundred and fifty feet from property lines.

665 10.a. No burning of refuse or dead animals is allowed;

666 b. The portion of the building or structure in which animals are kept or treated
667 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be
668 surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with
669 concrete or other impervious material; and

670 c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

671 11. The repair work or service shall only be performed in an enclosed building,
672 and no outdoor storage of materials. SIC Industry No. 7532-Top, Body, and Upholstery
673 Repair Shops and Paint Shops is not allowed.

674 12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
675 Before filing an application with the department, the applicant shall hold a community
676 meeting in accordance with K.C.C. 20.20.035.

677 13.a. Except as otherwise provided in 13.b. of this subsection, only as a reuse of
678 a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

b. Allowed for a social service agency on a site in the NB zone that serves transitional or low-income housing located within three hundred feet of the site on which the social service agency is located.

c. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not exceed twenty thousand square feet, but stabling areas, whether attached or detached, shall not be counted in this calculation.

15. Limited to projects that do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility and serving only the public school or the school facility may be used. New public high schools shall be permitted subject to the review process in K.C.C. 21A.42.140.

16.a. For middle or junior high schools and secondary or high schools or school facilities, only as a reuse of a public school facility or school facility subject to K.C.C. chapter 21A.32. An expansion of such a school or a school facility shall be subject to approval of a conditional use permit and the expansion shall not require or result in an extension of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public school, as defined in RCW 28A.150.010, or the school facility may be used.

701 b. Renovation, expansion, modernization or reconstruction of a school, a
702 school facility, or the addition of relocatable facilities, is permitted but shall not require
703 or result in an expansion of sewer service outside the urban growth area, unless a finding
704 is made that no cost-effective alternative technologies are feasible, in which case a
705 tightline sewer sized only to meet the needs of the public school, as defined in RCW
706 28A.150.010, or the school facility may be used.

707 c. In CB, RB and O, for K-12 schools with no more than one hundred students.

708 17. All instruction must be within an enclosed structure.

709 18. Limited to resource management education programs.

710 19. Only as accessory to residential use, and:

711 a. Students shall be limited to twelve per one-hour session;

712 b. Except as provided in subsection c. of this subsection, all instruction must
713 be within an enclosed structure;

714 c. Outdoor instruction may be allowed on properties at least two and one-half
715 acres in size. Any outdoor activity must comply with the requirements for setbacks in
716 K.C.C. chapter 21A.12; and

717 d. Structures used for the school shall maintain a distance of twenty-five feet
718 from property lines adjoining residential zones.

719 20. Subject to the following:

720 a. Structures used for the school and accessory uses shall maintain a minimum
721 distance of twenty-five feet from property lines adjoining residential zones;

722 b. On lots over two and one-half acres:

723 (1) Retail sale of items related to the instructional courses is permitted, if total
724 floor area for retail sales is limited to two thousand square feet;

725 (2) Sale of food prepared in the instructional courses is permitted with
726 Seattle-King County department of public health approval, if total floor area for food
727 sales is limited to one thousand square feet and is located in the same structure as the
728 school; and

729 (3) Other incidental student-supporting uses are allowed, if such uses are
730 found to be both compatible with and incidental to the principal use; and

731 c. On sites over ten acres, located in a designated Rural Town and zoned any
732 one or more of UR, R-1 and R-4:

733 (1) Retail sale of items related to the instructional courses is permitted,
734 provided total floor area for retail sales is limited to two thousand square feet;

735 (2) Sale of food prepared in the instructional courses is permitted with
736 Seattle-King County department of public health approval, if total floor area for food
737 sales is limited to one thousand seven hundred fifty square feet and is located in the same
738 structure as the school;

739 (3) Other incidental student-supporting uses are allowed, if the uses are found
740 to be functionally related, subordinate, compatible with and incidental to the principal
741 use;

742 (4) The use shall be integrated with allowable agricultural uses on the site;

743 (5) Advertised special events shall comply with the temporary use
744 requirements of this chapter; and

(6) Existing structures that are damaged or destroyed by fire or natural event, if damaged by more than fifty percent of their prior value, may reconstruct and expand an additional sixty-five percent of the original floor area but need not be approved as a conditional use if their use otherwise complies with development condition B.20.c. of this section and this title.

21. Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.

22. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.

23. Only if adjacent to an existing or proposed school.

24. Limited to columbariums accessory to a church, but required landscaping and parking shall not be reduced.

25. Not permitted in R-1 and limited to a maximum of five thousand square feet per establishment and subject to the additional requirements in K.C.C. 21A.12.230.

26.a. New high schools shall be permitted in the rural and the urban residential and urban reserve zones subject to the review process in K.C.C. 21A.42.140.

b. Renovation, expansion, modernization, or reconstruction of a school, or the addition of relocatable facilities, is permitted.

27. Limited to projects that do not require or result in an expansion of sewer service outside the urban growth area. In addition, such use shall not be permitted in the RA-20 zone.

767 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
768 21A.32 or as a joint use of an existing public school facility.

769 29. All studio use must be within an enclosed structure.

770 30. Adult use facilities shall be prohibited within six hundred sixty feet of any
771 residential zones, any other adult use facility, school, licensed daycare centers, parks,
772 community centers, public libraries or churches that conduct religious or educational
773 classes for minors.

774 31. Subject to review and approval of conditions to comply with trail corridor
775 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

776 32. Limited to repair of sports and recreation equipment:

777 a. as accessory to a large active recreation and multiuse park in the urban
778 growth area; or

779 b. as accessory to a park, or a large active recreation and multiuse park in the
780 RA zones, and limited to a total floor area of seven hundred fifty square feet.

781 33. Accessory to agricultural or forestry uses provided:

782 a. the repair of tools and machinery is limited to those necessary for the
783 operation of a farm or forest.

784 b. the lot is at least five acres.

785 c. the size of the total repair use is limited to one percent of the lot size up to a
786 maximum of five thousand square feet unless located in a farm structure, including, but
787 not limited to barns, existing as of December 31, 2003.

788 34. Subject to the following:

789 a. the lot is at least five acres;

790 b. in the A zones, area used for dog training shall be located on portions of
791 agricultural lands that are unsuitable for other agricultural purposes, such as areas within
792 the already developed portion of such agricultural lands that are not available for direct
793 agricultural production or areas without prime agricultural soils;

794 c. structures and areas used for dog training shall maintain a minimum distance
795 of seventy-five feet from property lines; and

796 d. all training activities shall be conducted within fenced areas or in indoor
797 facilities. Fences must be sufficient to contain the dogs.

798 35. Limited to animal rescue shelters and provided that:

799 a. the property shall be at least four acres;

800 b. buildings used to house rescued animals shall be no less than fifty feet from
801 property lines;

802 c. outdoor animal enclosure areas shall be located no less than thirty feet from
803 property lines and shall be fenced in a manner sufficient to contain the animals;

804 d. the facility shall be operated by a nonprofit organization registered under the
805 Internal Revenue Code as a 501(c)(3) organization; and

806 e. the facility shall maintain normal hours of operation no earlier than 7 a.m.
807 and no later than 7 p.m.

808 36. Limited to kennel-free dog boarding and daycare facilities, and:

809 a. the property shall be at least four and one-half acres;

810 b. buildings housing dogs shall be no less than seventy-five feet from property
811 lines;

812 c. outdoor exercise areas shall be located no less than thirty feet from property
813 lines and shall be fenced in a manner sufficient to contain the dogs;
814 d. the number of dogs allowed shall be limited to twenty-five, consistent with
815 the provisions for hobby kennels, as provided in K.C.C. 11.04.060.B;
816 e. training and grooming are ancillary services that may be provided only to
817 dogs staying at the facility; and
818 f. the facility shall maintain normal hours of operation no earlier than 7 a.m.
819 and no later than 7 p.m.

820 37. Not permitted in R-1 and subject to the additional requirements in K.C.C.
821 21A.12.250.

822 SECTION 11. Ordinance 10870, Section 333, as amended, and K.C.C.
823 21A.08.060 are each hereby amended to read as follows:

824 A. Government/business services land uses.

KEY	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P-Permitted Use	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use	G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T
		L		L			E		N	O	S	I	S	A	S		R
		T							T	R	S	T	S	L	S		I
		U							I	H		Y					A
		R							A	O							L
		E							L	O							
									D								

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12 -48	NB	CB	RB	O	I (30)
	GOVERNMENT SERVICES:												
*	Public agency or utility office				P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	P16
*	Public agency or utility yard				P27	P27	P27	P27			P		P
*	Public agency archives										P	P	P
921	Court									P4	P	P	
9221	Police Facility				P7	P7	P7	P7	P7	P	P	P	P
9224	Fire Facility				C6 and 33	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P29 C28	P29 C28	P29 C28	P29 C28 and 33	P29 C28	P29 C2 8	P29 C28	P	P	P	P	P
*	Commuter Parking Lot				C 33 P19	C P19	C P19	C 19	P	P	P	P	P35
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	P18	P18	P18	P18	P31	P31	P31	P31	P
	BUSINESS SERVICES:												
*	Construction and Trade				P34						P	P9	P
*	Individual Transportation and									P25	P	P10	P

	Taxi												
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							P14	P37	P	P	P	P
4221	Farm Product	P15			P15	P15((P
4222	Warehousing, Refrigeration and Storage	C36			and 33 C36)) C36							P
*	Log Storage	P15	P		P26 and 33								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service									P	P	P	
48	Communication Offices										P	P	P
482	Telegraph and other Communications									P	P	P	P
*	General Business Service								P	P	P	P	P16
*	Professional Office								P	P	P	P	P16
7312	Outdoor Advertising Service										P	P17	P
735	Miscellaneous Equipment Rental									P17	P	P17	P
751	Automotive Rental									P	P		P

	and Leasing												
752	Automotive Parking								P20	P20	P21	P20	P
*	Off-Street Required Parking Lot				P32	P32	P32	P32	P32	P32	P32	P32	P32
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
	ACCESSORY USES:												
*	Commercial/Industrial Accessory Uses			P	P22				P22	P22	P	P	P
*	Helistop					C23	C2	C23	C23	C23	C24	C23	C24
<p>GENERAL Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;</p> <p>CROSS Development Standards, see chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters</p> <p>REFERENC 21A.32 through 21A.38;</p> <p>Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;</p> <p>(*) Definition of this specific land use, see K.C.C. chapter 21A.06.</p>													

- 825 B. Development conditions.
- 826 1. Except self-service storage.
- 827 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
- 828 Educational Research, see general business service/office.
- 829 3.a. Only as a re-use of a public school facility or a surplus nonresidential
- 830 facility subject to the provisions of K.C.C. chapter 21A.32; or

831 b. only when accessory to a fire facility and the office is no greater than one
832 thousand five hundred square feet of floor area.

833 4. Only as a re-use of a surplus nonresidential facility subject to K.C.C. chapter
834 21A.32.

835 5. New utility office locations only if there is no commercial/industrial zoning
836 in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that
837 no feasible alternative location is possible, and provided further that this condition
838 applies to the UR zone only if the property is located within a designated unincorporated
839 Rural Town.

840 6.a. All buildings and structures shall maintain a minimum distance of twenty
841 feet from property lines adjoining residential zones;

842 b. Any buildings from which fire-fighting equipment emerges onto a street
843 shall maintain a distance of thirty-five feet from such street;

844 c. No outdoor storage; and

845 d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no
846 feasible alternative location is possible.

847 7. Limited to storefront police offices. Such offices shall not have:

848 a. holding cells;

849 b. suspect interview rooms (except in the NB zone); (~~{or}~~) or

850 c. long-term storage of stolen properties.

851 8. Private stormwater management facilities serving development proposals
852 located on commercial/industrial zoned lands shall also be located on
853 commercial/industrial lands, unless participating in an approved shared facility drainage

plan. Such facilities serving development within an area designated urban in the King County Comprehensive Plan shall only be located in the urban area.

9. No outdoor storage of materials.

10. Limited to office uses.

11. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.

12. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

13. Limited to SIC Industry No. 4215-Courier Services, except by air.

14. Accessory to an apartment development of at least twelve units provided:

a. The gross floor area in self service storage shall not exceed the total gross floor area of the apartment dwellings on the site;

b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;

c. The use of the facility shall be limited to dead storage of household goods;

d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;

e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;

f. No residential occupancy of the storage units;

g. No business activity other than the rental of storage units;

875 h. A resident director shall be required on the site and shall be responsible for
876 maintaining the operation of the facility in conformance with the conditions of approval;
877 and

878 i. Before filing an application with the department, the applicant shall hold a
879 community meeting in accordance with K.C.C. 20.20.035.

880 15.a. The floor area devoted to warehousing, refrigeration or storage shall not
881 exceed two thousand square feet;

882 b. Structures and areas used for warehousing, refrigeration and storage shall
883 maintain a minimum distance of seventy-five feet from property lines adjoining
884 residential zones; and

885 c. Warehousing, refrigeration and storage is limited to agricultural products
886 and sixty percent or more of the products must be grown or processed in the Puget Sound
887 counties. At the time of the initial application, the applicant shall submit a projection of
888 the source of products to be included in the warehousing, refrigeration or storage.

889 16. Only as an accessory use to another permitted use, or when located on the
890 site of a regional motor sport facility:

891 a. Services are provided only to persons conducting business or employed at
892 the regional motor sport facility, to event participants or to race spectators; and

893 b. The general location of the services conforms to the council-approved
894 master site plan for the regional motor sport facility.

895 17. No outdoor storage.

896 18. Only as an accessory use to a public agency or utility yard, or to a transfer
897 station.

898 19. Limited to new commuter parking lots designed for thirty or fewer parking
899 spaces or commuter parking lots located on existing parking lots for churches, schools, or
900 other permitted nonresidential uses that have excess capacity available during
901 commuting; provided that the new or existing lot is adjacent to a designated arterial that
902 has been improved to a standard acceptable to the department of transportation;

903 20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.

904 21. No dismantling or salvage of damaged, abandoned or otherwise impounded
905 vehicles.

906 22. Storage limited to accessory storage of commodities sold at retail on the
907 premises or materials used in the fabrication of commodities sold on the premises.

908 23. Limited to emergency medical evacuation sites in conjunction with police,
909 fire or health service facility. Helistops are prohibited from the UR zone only if the
910 property is located within a designated unincorporated Rural Town.

911 24. Allowed as accessory to an allowed use.

912 25. Limited to private road ambulance services with no outside storage of
913 vehicles.

914 26. Limited to two acres or less.

915 27a. Utility yards only on sites with utility district offices; or

916 b. Public agency yards are limited to material storage for road maintenance
917 facilities.

918 28. Limited to bulk gas storage tanks that pipe to individual residences but
919 excluding liquefied natural gas storage tanks.

920 29. Excluding bulk gas storage tanks.

921 30. For I-zoned sites located outside the urban growth area designated by the
922 King County Comprehensive Plan, uses shall be subject to the provisions for rural
923 industrial uses in K.C.C. chapter 21A.12.

924 31. Vactor waste treatment, storage and disposal shall be limited to liquid
925 materials. Materials shall be disposed of directly into a sewer system, or shall be stored
926 in tanks (or other covered structures), as well as enclosed buildings.

927 32. Provided:

928 a. Off-street required parking for a land use located in the urban area must be
929 located in the urban area;

930 b. Off-street required parking for a land use located in the rural area must be
931 located in the rural area; and

932 c.(1) Except as provided in 32.c.(2) of this subsection, off-street required
933 parking must be located on a lot that would permit, either outright or through a land use
934 permit approval process, the land use the off-street parking will serve.

935 (2) For a social service agency allowed under K.C.C. 21A.08.050.B.13.b. to
936 be located on a site in the NB zone, off-street required parking may be located on a site
937 within three hundred feet of the social service agency, regardless of zoning classification
938 of the site on which the parking is located.

939 33. Subject to review and approval of conditions to comply with trail corridor
940 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

941 34. Limited to landscape and horticultural services (SIC 078) that are accessory
942 to a retail nursery, garden center and farm supply store. Construction equipment for the
943 accessory use shall not be stored on the premises.

944 35. Allowed as a primary or accessory use to an allowed industrial-zoned land
945 use.

946 36. Accessory to agricultural uses provided:

947 a. In the RA zones and on lots less than thirty-five acres in the A zone, the
948 floor area devoted to warehousing, refrigeration or storage shall not exceed three
949 thousand five hundred square feet unless located in a building designated as historic
950 resource under K.C.C. chapter 20.62;

951 b. On lots at least thirty-five acres in the A zones, the floor area devoted to
952 warehousing, refrigeration or storage shall not exceed seven thousand square feet unless
953 located in a building designated as historic resource under K.C.C. chapter 20.62.

954 c. In the A zones, structures and areas used for warehousing, refrigeration and
955 storage shall be located on portions of agricultural lands that are unsuitable for other
956 agricultural purposes, such as areas within the already developed portion of such
957 agricultural lands that are not available for direct agricultural production, or areas without
958 prime agricultural soils;

959 d. Structures and areas used for warehousing, refrigeration or storage shall
960 maintain a minimum distance of seventy-five feet from property lines adjoining
961 residential zones; and

962 e. Warehousing, refrigeration and storage is limited to agricultural products
963 and sixty percent or more of the products must be grown or processed in the Puget Sound
964 counties. At the time of the initial application, the applicant shall submit a projection of
965 the source of products to be included in the warehousing, refrigeration or storage.

966 37. Use shall be limited to the NB zone on parcels outside of the Urban Growth
 967 Area, Rural Towns and Rural Neighborhoods and the building floor area devoted to such
 968 use shall not exceed ten thousand square feet.

969 SECTION 12. Ordinance 10870, Section 334, as amended, and K.C.C.

970 21A.08.070 are each hereby amended to read as follows:

971 A. Retail land uses.

KEY		Z	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I
		N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		E	U	T	A			V		E	B	E	N	E	N	E	E	T
		L		L				E		N	O	S	I	S	A	S		R
		T								T	R	S	T	S	L	S		I
		U								I	H		Y					A
		R								A	O							L
		E								L	O							
										D								
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (30)					
*	Building Materials and Hardware Stores		P23						P2	P	P							
*	Retail	P1			P1				P	P	P							

	Nursery, Garden Center and Farm Supply Stores	C1			C1								
*	Forest Products Sales	P3 and 4	P4		P3 and 4						P		
*	Department and Variety Stores						C14a	P14	P5	P	P		
54	Food Stores						C15a	P15	P	P	P	C	P6
*	Agricultural Product Sales	P7 C7	P4		P7 C7	P3	P3						
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		<u>P24</u>
554	Gasoline Service Stations								P	P	P		<u>P24</u>
56	Apparel and Accessory Stores									P	P		<u>P25</u>
*	Furniture and Home Furnishings Stores									P	P		

58	Eating and Drinking Places				P21 C19		P20 C16	P20 P16	P10	P	P	P	P24
*	Drug Stores						C15a	P15	P	P	P	C	
592	Liquor Stores	P13			P13	P13			P13	P	P		
593	Used Goods: Antiques/ Secondhand Shops									P	P		
*	Sporting Goods and Related Stores			P22	P22	P22	P22	P22	P22	P	P	P22	P22
*	Book, Stationery, Video and Art Supply Stores						C15a	P15	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestones										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic								P	P	P		

	Shops												
*	Fabric Shops									P	P		
598	Fuel Dealers									C11	P		P
*	Florist Shops						C15a	P15	P	P	P	P	
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										P12		P
*	Livestock Sales	P17	P17		P17	P17	P17 and 18						P
GENERAL		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;											
CROSS		Development Standards, see K.C.C. chapters 21A.12 through 21A.30;											
REFERENCES:		General Provisions, see K.C.C. chapters 21A.32 through 21A.38;											
		Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;											
		(*)Definition of this specific land use, see K.C.C. chapter 21A.06.											

972 B. Development conditions.

973 1.a. As a permitted use, covered sales areas shall not exceed a total area of two
974 thousand square feet, unless located in a building designated as historic resource under
975 K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three
976 thousand five hundred square feet may be allowed. Greenhouses used for the display of
977 merchandise other than plants shall be considered part of the covered sales area.
978 Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not
979 considered part of the covered sales area;

980 b. The site area shall be at least four and one-half acres;

981 c. Sales may include locally made arts and crafts; and

982 d. Outside lighting is permitted if no off-site glare is allowed.

983 2. Only hardware stores.

984 3.a. Limited to products grown on site.

985 b. Covered sales areas shall not exceed a total area of five hundred square feet.

986 4. No permanent structures or signs.

987 5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a

988 maximum of two thousand square feet of gross floor area.

989 6. Limited to a maximum of two thousand square feet of gross floor area, or

990 when located on the site of a regional motor sport facility:

991 a. Services are provided only to persons conducting business or employed at

992 the regional motor sport facility, to event participants or to race spectators; and

993 b. The general location of the services conforms to the council-approved

994 master site plan for the regional motor sport facility.

995 7.a. As a permitted use, the covered sales area shall not exceed two thousand

996 square feet, unless located in a building designated as a historic resource under K.C.C.

997 chapter 20.62. As a conditional use, up to three thousand five hundred square feet of

998 covered sales area may be allowed;

999 b. The site area shall be at least four and one-half acres;

1000 c. Forty percent or more of the gross sales of agricultural product sold through

1001 the store must be sold by the producers of primary agricultural products;

1002 d. Sixty percent or more of the gross sales of agricultural products sold through
1003 the store shall be derived from products grown or produced in the Puget Sound counties.
1004 At the time of the initial application, the applicant shall submit a reasonable projection of
1005 the source of product sales;

1006 e. Sales shall be limited to agricultural products and locally made arts and
1007 crafts;

1008 f. Storage areas for agricultural products may be included in a farm store
1009 structure or in any accessory building; and

1010 g. Outside lighting is permitted if no off-site glare is allowed.

1011 8. Excluding retail sale of trucks exceeding one-ton capacity.

1012 9. Only the sale of new or reconditioned automobile supplies is permitted.

1013 10. Excluding SIC Industry No. 5813-Drinking Places.

1014 11. No outside storage of fuel trucks and equipment.

1015 12. Excluding vehicle and livestock auctions.

1016 13. Only as accessory to a winery or SIC Industry No. 2082-Malt Beverages,
1017 and limited to sales of products produced on site and incidental items where the majority
1018 of sales are generated from products produced on site.

1019 14.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to
1020 a maximum of five thousand square feet of gross floor area, and subject to K.C.C.
1021 21A.12.230; and

1022 b. Before filing an application with the department, the applicant shall hold a
1023 community meeting in accordance with K.C.C. 20.20.035.

1024 15.a. Not permitted in R-1 and limited to a maximum of five thousand square
1025 feet of gross floor area and subject to K.C.C. 21A.12.230; and

1026 b. Before filing an application with the department, the applicant shall hold a
1027 community meeting in accordance with K.C.C. 20.20.035.

1028 16. a. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking
1029 Places, and limited to a maximum of five thousand square feet of gross floor area and
1030 subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and

1031 b. Before filing an application with the department, the applicant shall hold a
1032 community meeting in accordance with K.C.C. 20.20.035.

1033 17. Retail sale of livestock is permitted only as accessory to raising livestock.

1034 18. Limited to the R-1 zone.

1035 19. Only as:

1036 a. an accessory use to a permitted manufacturing or retail land use, limited to
1037 espresso stands to include sales of beverages and incidental food items, and not to include
1038 drive-through sales; or

1039 b. an accessory use to a large active recreation and multiuse park, limited to a
1040 total floor area of three thousand five hundred square feet.

1041 20. Only as:

1042 a. an accessory use to a large active recreation and multiuse park; or

1043 b. an accessory use to a park and limited to a total floor area of one thousand
1044 five hundred square feet.

1045 21. Accessory to a park, limited to a total floor area of seven hundred fifty
1046 square feet.

1047 22. Only as an accessory use to:

1048 a. a large active recreation and multiuse park in the urban growth area; or

1049 b. a park, or a large active recreation and multiuse park in the RA zones, and

1050 limited to a total floor area of seven hundred and fifty square feet.

1051 23. Only as accessory to SIC Industry Group No. 242-Sawmills and;

1052 a. limited to lumber milled on site; and

1053 b. the covered sales area is limited to two thousand square feet. The covered

1054 sales area does not include covered areas used to display only milled lumber.

1055 24. For establishments located on the site of a regional motor sport facility:

1056 a. services are provided only to persons conducting business or employed at

1057 the regional motor sport facility, to event participants or to race spectators; and

1058 b. the general location of the services conforms to the council-approved master

1059 site plan for the regional motor sport facility.

1060 25. Only when:

1061 a. located on the site of a regional motor sport facility;

1062 b. services are provided only to persons conducting business or employed at

1063 the regional motor sport facility, to event participants or to race spectators; and

1064 c. the general location of the services conforms to the council-approved master

1065 site plan for the regional motor sport facility.

1066 SECTION 13. Ordinance 10870, Section 335, as amended, and K.C.C.

1067 21A.08.080 are each hereby amended to read as follows:

1068 A. Manufacturing land uses.

KEY		RESOURCE	RESIDENTIAL	COMMERCIAL/INDUSTRIAL
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P-Permitted Use C-Conditional Use S-Special Use		Z	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D	
		O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U	
		N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S	
		E	U	T	A				V		E	B	E	N	E	N	E	E	T
			L		L				E		N	O	S	I	S	A	S		R
			T							T	R	S	T	S	L	S			I
			U						I	H		Y					A		
			R						A	O							L		
			E						L	O	D								
SIC #	SPECIFIC LAND USE		A	F	M	RA	UR	R1- 8	R12- 48	NB	CB	RB	O				I (11)		
20	Food and Kindred Products		P1 C1	P1		P1 C1	P1			P2	P2	P2 C					P2 C		
*2082	Winery/Brewery		P3 C12			P3 C12	P3			P18	P18	P					P		
*	Materials Processing Facility		P13	P14 C	P15 C16	P17 C											P		
22	Textile Mill Products																C		
23	Apparel and other Textile Products											C					P		
24	Wood Products, except furniture		P4	P4 C5		P4, C5	P4					C6					P		
25	Furniture and Fixtures											C					P		
26	Paper and Allied Products																C		
27	Printing and Publishing									P7	P7	P7C	P7C				P		
28	Chemicals and Allied																C		

	Products												
2911	Petroleum Refining and Related Industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods										C		P
32	Stone, Clay, Glass and Concrete Products									P6	P9		P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P19
35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment										C	C	P
36	Electronic and other Electric Equipment										C		P19
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling										C	C	P

	Instruments												
39	Miscellaneous Light Manufacturing										C		P19
*	Motor Vehicle and Bicycle Manufacturing												P20 C
*	Aircraft, Ship and Boat Building												P10C
7534	Tire Retreading										C		P19
781-82	Movie Production/Distribution										P		P
GENERAL CROSS Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; REFERENCES: Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38 Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06													

- 1069 B. Development conditions.
- 1070 1.a. Excluding wineries and SIC Industry No. 2082-Malt Beverages;
- 1071 b. In the A zone, only allowed on sites where the primary use is SIC industry
- 1072 Group No. 01-Growing Harvesting Crops or No. 02-Raising Livestock and Small
- 1073 Animals.
- 1074 c. In the RA and UR zones, only allowed on lots of at least four and one-half
- 1075 acres and only when accessory to an agricultural use;
- 1076 d.(1) Except as provided in subsection B.1.d.(2) and B.1.d.(3) of this section,
- 1077 the floor area devoted to all processing shall not exceed three thousand five hundred
- 1078 square feet, unless located in a building designated as historic resource under K.C.C.
- 1079 chapter 20.62;

1080 (2) With a conditional use permit, up to five thousand square feet of floor
1081 area may be devoted to all processing; and

1082 (3) In the A zone, on lots thirty-five acres or greater, the floor area devoted to
1083 all processing shall not exceed seven thousand square feet, unless located in a building
1084 designated as historic resource under K.C.C. chapter 20.62;

1085 e. Structures and areas used for processing shall maintain a minimum distance of
1086 seventy-five feet from property lines adjoining residential zones, unless located in a
1087 building designated as historic resource under K.C.C. chapter 20.62;

1088 f. Processing is limited to agricultural products and sixty percent or more of
1089 the products processed must be grown in the Puget Sound counties. At the time of initial
1090 application, the applicant shall submit a projection of the source of products to be
1091 produced;

1092 g. In the A zone, structures used for processing shall be located on portions of
1093 agricultural lands that are unsuitable for other agricultural purposes, such as areas within
1094 the already developed portion of such agricultural lands that are not available for direct
1095 agricultural production, or areas without prime agricultural soils; and

1096 h. Tasting of products produced on site may be provided. The area devoted to
1097 tasting shall be included in the floor area limitation in subsection B.1.d. of this section.

1098 2. Except slaughterhouses.

1099 3.a. Limited to wineries and SIC Industry No. 2082-Malt Beverages;

1100 b. In the A zone, only allowed on sites where the primary use is SIC Industry
1101 Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small
1102 Animals;

1103 c. In the RA and UR zones, only allowed on lots of at least four and one-half
1104 acres;

1105 d. The floor area devoted to all processing shall not exceed three thousand five
1106 hundred square feet, unless located in a building designated as historic resource under
1107 K.C.C. chapter 20.62.

1108 e. Structures and areas used for processing shall maintain a minimum distance
1109 of seventy-five feet from property lines adjoining residential zones, unless located in a
1110 building designated as historic resource under K.C.C. chapter 20.62;

1111 f. Sixty percent or more of the products processed must be grown in the Puget
1112 Sound counties. At the time of the initial application, the applicant shall submit a
1113 projection of the source of products to be produced; and

1114 g. Tasting of products produced on site may be provided. The area devoted to
1115 tasting shall be included in the floor area limitation in subsection B.3.c. of this section.

1116 4. Limited to rough milling and planing of products grown on-site with portable
1117 equipment.

1118 5. Limited to SIC Industry Group No. 242-Sawmills. For RA zoned sites,
1119 limited to RA-10 on lots at least ten acres in size and only as accessory to forestry uses.

1120 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and
1121 No. 2431-Millwork, (excluding planing mills).

1122 7. Limited to photocopying and printing services offered to the general public.

1123 8. Only within enclosed buildings, and as an accessory use to retail sales.

1124 9. Only within enclosed buildings.

1125 10. Limited to boat building of craft not exceeding forty-eight feet in length.

1126 11. For I-zoned sites located outside the urban growth area designated by the
1127 King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.
1128 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for
1129 rural industrial uses as set forth in K.C.C. chapter 21A.12.

1130 12. Limited to wineries and SIC Industry No. 2082-Malt Beverages;

1131 b.(1) Except as provided in subsection B.12.b.(2) of this section, the floor area
1132 of structures for wineries and breweries and any accessory uses shall not exceed a total of
1133 eight thousand square feet. The floor area may be increased by up to an additional eight
1134 thousand square feet of underground storage that is constructed completely below natural
1135 grade, not including required exits and access points, if the underground storage is at least
1136 one foot below the surface and is not visible above ground; and

1137 (2) On Vashon-Maury Island, the total floor area of structures for wineries
1138 and breweries and any accessory uses may not exceed six thousand square feet, including
1139 underground storage;

1140 c. Wineries and breweries shall comply with Washington state Department of
1141 Ecology and King County board of health regulations for water usage and wastewater
1142 disposal. Wineries and breweries using water from exempt wells shall install a water
1143 meter;

1144 d. Off-street parking is limited to one hundred and fifty percent of the
1145 minimum requirement for wineries or breweries specified in K.C.C. 21A.18.030;

1146 e. Structures and areas used for processing shall be set back a minimum
1147 distance of seventy-five feet from property lines adjacent to residential zones, unless the

1148 processing is located in a building designated as historic resource under K.C.C. chapter
1149 20.62;

1150 f. The minimum site area is four and one-half acres. If the total floor area of
1151 structures for wineries and breweries and any accessory uses exceed six thousand square
1152 feet, including underground storage:

1153 (1) the minimum site area is ten acres; and

1154 (2) a minimum of two and one-half acres of the site shall be used for the
1155 growing of agricultural products;

1156 g. The facility shall be limited to processing agricultural products and sixty
1157 percent or more of the products processed must be grown in the Puget Sound counties.

1158 At the time of the initial application, the applicant shall submit a projection of the source
1159 of products to be processed; and

1160 h. Tasting of products produced on site may be provided. The area devoted to
1161 tasting shall be included in the floor area limitation in subsection B.12.b of this section.

1162 13. Limited to source separated organic waste processing facilities at a scale
1163 appropriate to process the organic waste generated in the agricultural zone.

1164 14. Only on the same lot or same group of lots under common ownership or
1165 documented legal control, which include, but is not limited to, fee simple ownership, a
1166 long-term lease or an easement:

1167 a. as accessory to a primary forestry use and at a scale appropriate to process
1168 the organic waste generated on the site; or

1169 b. as a continuation of a sawmill or lumber manufacturing use only for that
1170 period to complete delivery of products or projects under contract at the end of the
1171 sawmill or lumber manufacturing activity.

1172 15. Only on the same lot or same group of lots under common ownership or
1173 documented legal control, which includes, but is not limited to, fee simple ownership, a
1174 long-term lease or an easement:

1175 a. as accessory to a primary mineral use; or

1176 b. as a continuation of a mineral processing use only for that period to
1177 complete delivery of products or projects under contract at the end of mineral extraction.

1178 16. Continuation of a materials processing facility after reclamation in
1179 accordance with an approved reclamation plan.

1180 17. Only a site that is ten acres or greater and that does not use local access
1181 streets that abut lots developed for residential use.

1182 18.a. Limited to wineries and SIC Industry No. 2082-Malt Beverages;

1183 b. The floor area devoted to all processing shall not exceed three thousand five
1184 hundred square feet, unless located in a building designated as historic resource under
1185 K.C.C. chapter 20.62;

1186 c. Structures and areas used for processing shall maintain a minimum distance
1187 of seventy-five feet from property lines adjoining residential zones, unless located in a
1188 building designated as historic resource under K.C.C. chapter 20.62; and

1189 d. Tasting of products produced on site may be provided. The area devoted to
1190 tasting shall be included in the floor area limitation in subsection B.18.b. of this section.

1191 19. For establishments located on the site of a regional motor sport facility:

1192 a. Services are provided only to persons conducting business or employed at
 1193 the regional motor sport facility, to event participants or to race spectators; and

1194 b. The general location of the services conforms to the council-approved
 1195 master site plan for the regional motor sport facility.

1196 20. Only when:

1197 a. located on the site of a regional motor sport facility;

1198 b. services are provided only to persons conducting business or employed at
 1199 the regional motor sport facility, to event participants or to race spectators; and

1200 c. the general location of the services conforms to the council-approved master
 1201 site plan for the regional motor sport facility.

1202 SECTION 14. Ordinance 10870, Section 336, as amended, and K.C.C.

1203 21A.08.090 are each hereby amended to read as follows:

1204 A. Resource land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T
		L		L			E		N	O	S	I	S	A	S		R
		T							T	R	S	T	S	L	S		I
		U							I	H		Y					A
		R							A	O							L
		E							L	O							
									D								

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12- 48	NB	CB	RB	O	I
	AGRICULTURE:												
01	Growing and Harvesting Crops	P	P		P	P	P						P
02	Raising Livestock and Small Animals	P	P		P	P	P6						P
*	Agriculture Training Facility	C10											
*	Agriculture-related special needs camp	P12											
*	Agricultural Anaerobic Digester	P13											
	FORESTRY:												
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P2	P
	FISH AND WILDLIFE MANAGEMENT:												
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
	MINERAL:												
10,12,14	Mineral Extraction and Processing		P9 C	P C11									<u>P14</u>
2951, 3271,	Asphalt/Concrete Mixtures and		P8 C11	P8 C11									P

3273	Block												
	ACCESSORY USES:												
*	Resource Accessory Uses	P3	P4	P5	P3	P3							P4
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;											
REFERENCES:		Development Standards, see K.C.C. chapters 21A.12 through 21A.30;											
		General Provisions, see K.C.C. chapters 21A.32 through 21A.38;											
		Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;											
		(*)Definition of this specific land use, see K.C.C. chapter 21A.06.											

- 1205 B. Development conditions.
- 1206 1. May be further subject to K.C.C. Title 25, Shoreline Management.
- 1207 2. Only forest research conducted within an enclosed building.
- 1208 3. Accessory dwelling units in accordance with K.C.C. 21A.08.030.
- 1209 4. Excluding housing for agricultural workers.
- 1210 5. Limited to either maintenance or storage facilities, or both, in conjunction
- 1211 with mineral extraction or processing operation.
- 1212 6. Large livestock allowed in accordance with K.C.C. chapter 21A.30.
- 1213 7. Only in conjunction with a mineral extraction site plan approved in
- 1214 accordance with K.C.C. chapter 21A.22.
- 1215 8. Only on the same lot or same group of lots under common ownership or
- 1216 documented legal control, which includes, but is not limited to, fee simple ownership, a
- 1217 long-term lease or an easement:
- 1218 a. as accessory to a primary mineral extraction use;

1219 b. as a continuation of a mineral processing only for that period to complete
1220 delivery of products or projects under contract at the end of a mineral extraction; or
1221 c. for a public works project under a temporary grading permit issued in
1222 accordance with K.C.C. 16.82.152.

1223 9. Limited to mineral extraction and processing:

1224 a. on a lot or group of lots under common ownership or documented legal control,
1225 which includes but is not limited to, fee simple ownership, a long-term lease or an
1226 easement;

1227 b. that are located greater than one-quarter mile from an established residence;
1228 and

1229 c. that do not use local access streets that abut lots developed for residential
1230 use.

1231 10. Agriculture training facilities are allowed only as an accessory to existing
1232 agricultural uses and are subject to the following conditions:

1233 a. The impervious surface associated with the agriculture training facilities
1234 shall comprise not more than ten percent of the allowable impervious surface permitted
1235 under K.C.C. 21A.12.040;

1236 b. New or the expansion of existing structures, or other site improvements,
1237 shall not be located on class 1, 2 or 3 soils;

1238 c. The director may require reuse of surplus structures to the maximum extent
1239 practical;

1240 d. The director may require the clustering of new structures with existing
1241 structures;

1242 e. New structures or other site improvements shall be set back a minimum
1243 distance of seventy-five feet from property lines adjoining residential zones;

1244 f. Bulk and design of structures shall be compatible with the architectural style
1245 of the surrounding agricultural community;

1246 g. New sewers shall not be extended to the site;

1247 h. Traffic generated shall not impede the safe and efficient movement of
1248 agricultural vehicles, nor shall it require capacity improvements to rural roads;

1249 i. Agriculture training facilities may be used to provide educational services to
1250 the surrounding rural/agricultural community or for community events. Property owners
1251 may be required to obtain a temporary use permit for community events in accordance
1252 with K.C.C. chapter 21A.32;

1253 j. Use of lodging and food service facilities shall be limited only to activities
1254 conducted in conjunction with training and education programs or community events
1255 held on site;

1256 k. Incidental uses, such as office and storage, shall be limited to those that
1257 directly support education and training activities or farm operations; and

1258 l. The King County agriculture commission shall be notified of and have an
1259 opportunity to comment upon all proposed agriculture training facilities during the permit
1260 process in accordance with K.C.C. chapter 21A.40.

1261 11. Continuation of mineral processing and asphalt/concrete mixtures and block
1262 uses after reclamation in accordance with an approved reclamation plan.

1263 12.a. Activities at the camp shall be limited to agriculture and agriculture-
1264 oriented activities. In addition, activities that place minimal stress on the site's
1265 agricultural resources or activities that are compatible with agriculture are permitted.

- 1266 (1) passive recreation;
- 1267 (2) training of individuals who will work at the camp;
- 1268 (3) special events for families of the campers; and
- 1269 (4) agriculture education for youth.

1270 b. Outside the camp center, as provided for in subsection B.12.e of this section,
1271 camp activities shall not preclude the use of the site for agriculture and agricultural
1272 related activities, such as the processing of local food to create value-added products and
1273 the refrigeration and storage of local agricultural products. The camp shall be managed
1274 to coexist with agriculture and agricultural activities both onsite and in the surrounding
1275 area.

1276 c. A farm plan shall be required for commercial agricultural production to
1277 ensure adherence to best management practices and soil conservation.

1278 d.(1) The minimum site area shall be five hundred acres. Unless the property
1279 owner has sold or transferred the development rights as provided in subsection B.12.c.(3)
1280 of this section, a minimum of five hundred acres of the site must be owned by a single
1281 individual, corporation, partnership or other legal entity and must remain under the
1282 ownership of a single individual, corporation, partnership or other legal entity for the
1283 duration of the operation of the camp.

1284 (2) Nothing in subsection B.12.d.(1) of this section prohibits the property
1285 owner from selling or transferring the development rights for a portion or all of the site to

the King County farmland preservation program or, if the development rights are extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;

e. The impervious surface associated with the camp shall comprise not more than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

f. Structures for living quarters, dining facilities, medical facilities and other nonagricultural camp activities shall be located in a camp center. The camp center shall be no more than fifty acres and shall depicted on a site plan. New structures for nonagricultural camp activities shall be clustered with existing structures;

g. To the extent practicable, existing structures shall be reused. The applicant shall demonstrate to the director that a new structure for nonagricultural camp activities cannot be practicably accommodated within an existing structure on the site, though cabins for campers shall be permitted only if they do not already exist on site;

h. Camp facilities may be used to provide agricultural educational services to the surrounding rural and agricultural community or for community events. If required by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for community events;

i. Lodging and food service facilities shall only be used for activities related to the camp or for agricultural education programs or community events held on site;

j. Incidental uses, such as office and storage, shall be limited to those that directly support camp activities, farm operations or agricultural education programs;

k. New nonagricultural camp structures and site improvements shall maintain a minimum set-back of seventy-five feet from property lines adjoining residential zones;

1308 l. Except for legal nonconforming structures existing as of January 1, 2007,
1309 camp facilities, such as a medical station, food service hall and activity rooms, shall be of
1310 a scale to serve overnight camp users;

1311 m. Landscaping equivalent to a type III landscaping screen, as provided for in
1312 K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures
1313 and site improvements located within two hundred feet of an adjacent residential zoned
1314 property not associated with the camp;

1315 n. New sewers shall not be extended to the site;

1316 o. The total number of persons staying overnight shall not exceed three
1317 hundred;

1318 p. The length of stay for any individual overnight camper, not including camp
1319 personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

1320 q. Traffic generated by camp activities shall not impede the safe and efficient
1321 movement of agricultural vehicles nor shall it require capacity improvements to rural
1322 roads;

1323 r. If the site is adjacent to an arterial roadway, access to the site shall be
1324 directly onto the arterial unless the county road engineer determines that direct access is
1325 unsafe;

1326 s. If direct access to the site is via local access streets, transportation
1327 management measures shall be used to minimize adverse traffic impacts;

1328 t. Camp recreational activities shall not involve the use of motor vehicles
1329 unless the motor vehicles are part of an agricultural activity or are being used for the
1330 transportation of campers, camp personnel or the families of campers. Camp personnel

1331 may use motor vehicles for the operation and maintenance of the facility. Client-specific
1332 motorized personal mobility devices are allowed; and

1333 u. Lights to illuminate the camp or its structures shall be arranged to reflect the
1334 light away from any adjacent property.

1335 13. Limited to digester receiving plant and animal waste from agricultural
1336 activities and subject as follows:

1337 b. the digester must be included as part of a Washington state Department of
1338 Agriculture-approved dairy nutrient plan; and

1339 c. the use must be accessory to an operating dairy or livestock operation.

1340 14. Only when:

1341 a. Located on the site of a regional motor sport facility;

1342 b. The timing and amount of materials to be extracted shall be:

1343 (1) during project construction, only as necessary to construct that phase of
1344 the project approved for construction; or

1345 (2) during facility operation, only as necessary to comply with noise
1346 mitigation measures or to accommodate site elevations necessary to the safe and efficient
1347 movement of racing vehicles from their maintenance or service areas to their respective
1348 raceway surfaces; and

1349 c. on-site processing of dirt, sand, and gravel, which shall be limited to sorting.

1350 SECTION 15. Ordinance 10870, Section 337, as amended, and K.C.C.

1351 21A.08.100 are each amended to read as follows:

1352 A. Regional land uses.

KEY	RESOURCE	RESIDENTIAL	COMMERCIAL/INDUSTRIAL
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P-Permitted Use		Z O N E	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
			C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
			U	T	A			V		E	B	E	N	E	N	E	E	T
			L		L			E		N	O	S	I	S	A	S		R
			T							T	R	S	T	S	L	S		I
			U							I	H	Y						A
			R							A	O							L
			E							L	O	D						
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I				
*	Jail							S	S	S	S	S	S	S				
*	Jail Farm/Camp		S	S		S	S											
*	Work Release Facility					S19	S19	S	S	S	S	S	S					
*	Public Agency Animal Control Facility			S		S	S					S			P			
*	Public Agency Training Facility			S		S3					S3	S3	S3		<u>P25</u> C4			
*	Hydroelectric Generation Facility			C14 S		C14 S	C14 S	C14 S										
*	Non-hydroelectric Generation Facility		C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S		P12 S			
*	Communication Facility (17)		C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P		P			
*	Earth Station		P6b	P		C6a	C6a	C6a	C6a	P6b	P	P	P		P			

		C			S	S	S	S	C				
13	Oil and Gas Extraction	S	C	P	S	S	S	S	S	S	S	S	C
*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S								C
*	Landfill		S	S	S	S	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	S	S	S	S	S		P
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
*	Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
*	Rural Public Infrastructure Maintenance Facility				C23								
*	Transit Bus Base						S	S	S	S	S	S	P
*	School Bus Base				C5 S20	C5 S	C5 S	C5 S	S	S	S	S	P
((7948)) *	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S24 P26
*	County Fairgrounds Facility				P21 S22								
*	Fairground									S	S		S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	S	S		S	S		
7941	Stadium/Arena										S		S

8221-8222	College/University(1)	P10	P10		P10 C11 S18	P10 C11 S18	P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P
*	Zoo Animal Breeding Facility	P16	P16		P16								
GENERAL CROSS Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development REFERENCES: Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.													

1353 B. Development conditions.

1354 1. Except technical institutions. See vocational schools on general services land
 1355 use table, K.C.C. 21A.08.050.

1356 2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.

1357 3. Except weapons armories and outdoor shooting ranges.

1358 4. Except outdoor shooting range.

1359 5. Only in conjunction with an existing or proposed school.

1360 6.a. Limited to no more than three satellite dish antennae.

1361 b. Limited to one satellite dish antenna.

1362 c. Limited to tower consolidations.

1363 7. Limited to landing field for aircraft involved in forestry or agricultural
 1364 practices or for emergency landing sites.

1365 8. Except racing of motorized vehicles.

1366 9. Limited to wildlife exhibit.

1367 10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.

1368 11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
1369 21A.32.

1370 12. Limited to cogeneration facilities for on-site use only.

1371 13. Excluding impoundment of water using a dam.

1372 14. Limited to facilities that comply with the following:

1373 a. Any new diversion structure shall not:

1374 (1) exceed a height of eight feet as measured from the streambed; or

1375 (2) impound more than three surface acres of water at the normal maximum
1376 surface level;

1377 b. There shall be no active storage;

1378 c. The maximum water surface area at any existing dam or diversion shall not
1379 be increased;

1380 d. An exceedance flow of no greater than fifty percent in mainstream reach
1381 shall be maintained;

1382 e. Any transmission line shall be limited to a:

1383 (1) right-of-way of five miles or less; and

1384 (2) capacity of two hundred thirty KV or less;

1385 f. Any new, permanent access road shall be limited to five miles or less; and

1386 g. The facility shall only be located above any portion of the stream used by
1387 anadromous fish.

1388 15. For I-zoned sites located outside the urban growth area designated by the
1389 King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C.
1390 21A.08.100.A, except for waste water treatment facilities and racetracks, shall be

prohibited. All other uses, including waste water treatment facilities, shall be subject to the provisions for rural industrial uses in K.C.C. chapter 21A.12.

16. The operator of such a facility shall provide verification to the department of natural resources and parks or its successor organization that the facility meets or exceeds the standards of the Animal and Plant Health Inspection Service of the United States Department of Agriculture and the accreditation guidelines of the American Zoo and Aquarium Association.

17. The following provisions of the table apply only to major communication facilities minor communication facilities shall be reviewed in accordance with the processes and standard outlined in K.C.C. chapter 21A.26.

18. Only for facilities related to resource-based research.

19. Limited to work release facilities associated with natural resource-based activities.

20. Limited to projects which do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base and serving only the school bus base may be used. Renovation, expansion, modernization or reconstruction of a school bus base is permitted but shall not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base.

21. Only in conformance with the King County Site Development Plan Report, through modifications to the plan of up to ten percent are allowed for the following:

1414 a. building square footage;

1415 b. landscaping;

1416 c. parking;

1417 d. building height; or

1418 e. impervious surface.

1419 22. A special use permit shall be required for any modification or expansion of
1420 the King County fairgrounds facility that is not in conformance with the King County
1421 Site Development Plan Report or that exceeds the allowed modifications to the plan
1422 identified in subsection B.21 of this section.

1423 23. The facility shall be primarily devoted to rural public infrastructure
1424 maintenance and is subject to the following conditions:

1425 a. The minimum site area shall be ten acres, unless the facility is a reuse of a
1426 public agency yard;

1427 b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
1428 between any stockpiling or grinding operations and adjacent residential zoned property;

1429 c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
1430 between any office and parking lots and adjacent residential zoned property;

1431 d. Access to the site does not use local access streets that abut residential zoned
1432 property, unless the facility is a reuse of a public agency yard;

1433 e. Structural setbacks from property lines shall be as follows:

1434 (1) Buildings, structures and stockpiles used in the processing of materials
1435 shall be no closer than:

1436 (a) one hundred feet from any residential zoned properties, except that the
1437 setback may be reduced to fifty feet when the grade where the building or structures are
1438 proposed is fifty feet or greater below the grade of the residential zoned property;

1439 (b) fifty feet from any other zoned property, except when adjacent to a
1440 mineral extraction or materials processing site;

1441 (c) the greater of fifty feet from the edge of any public street or the setback
1442 from residential zoned property on the far side of the street; and

1443 (2) Offices, scale facilities, equipment storage buildings and stockpiles shall
1444 not be closer than fifty feet from any property line except when adjacent to M or F zoned
1445 property. Facilities necessary to control access to the site, when demonstrated to have no
1446 practical alternative, may be located closer to the property line;

1447 f. On-site clearing, grading or excavation, excluding that necessary for
1448 required access, roadway or storm drainage facility construction, shall not be permitted
1449 within fifty feet of any property line except along any portion of the perimeter adjacent to
1450 M or F zoned property. If native vegetation is restored, temporary disturbance resulting
1451 from construction of noise attenuation features located closer than fifty feet shall be
1452 permitted; and

1453 g. Sand and gravel extraction shall be limited to forty thousand yards per year.

1454 24. The following accessory uses to a motor race track operation are allowed if
1455 approved as part of the special use permit:

1456 a. motocross;

1457 b. autocross;

1458 c. skidpad;

1459 d. garage;

1460 e. driving school; and

1461 f. fire station.

1462 25. Facility must be:

1463 a. located on the site of a regional motor sport facility;

1464 b. limited to police and fire safety training; and

1465 c. the general location of the services conforms to the council-approved master
1466 site plan for the regional motor sport facility.

1467 26. Limited to a regional motor sports facility established under a master
1468 planning process demonstration project.

1469 SECTION 16. Ordinance 10870, Section 341, as amended, and K.C.C.

1470 21A.12.040 are each hereby amended to read as follows:

1471 A. Densities and dimensions - resource and commercial/industrial zones.

	Z O N E S	RESOURCE				COMMERCIAL/INDUSTRIAL				
		AGRICULTURE	F O R E S T	M I N E R A L	NEIGHBO R-HOOD BUSINESS	COMMUNI TY BUSINESS	REGIONA L BUSINES S	O F F I C E	I N D U S T R I A L	
STANDARDS		A-10	A-35	F	M	NB	CB	RB	O	I
Base Density:		0.1	.0286	.0125		8 du/ac (2)	48 du/ac	36 du/ac	48	
Dwelling Unit/Acre		du/ac	du/ac	du/ac			(2)	(2) 48 du/ac (1)	du/ac (2)	
Maximum						12 du/ac	72 du/ac	48 du/ac	72	

Density: Dwelling Unit/Acre					(3) 16 du/ac (15)	(16) 96 du/ac (17)	(3) 7 2 du/ac (16) 96 du/ac (17)	du/ac (16) 96 du/ac (17)	
Minimum Lot Area	10 acres	35 acres	80 acres	10 acres					
Maximum Lot Depth/ Width Ratio	4 to 1	4 to 1							
Minimum Street Setback	30 ft (4)	30 ft (4)	50 ft (4)	(12)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft	25 ft (19)
Minimum Interior Setback	10 ft (4)	10 ft (4)	100 ft (4)	(12)	10 ft (18) 20 ft (14)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7) (19) 50 ft (8) (19)
Base Height (10)	35 ft	35 ft	35 ft	35 ft	35 ft 45 ft (6)	35 ft 60 ft (6) 65 ft (17)	35 ft 65 ft (6)	45 ft 65 ft (6)	45 ft
Maximum Floor/Lot Ratio: Square Feet					1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1
Maximum Impervious Surface: Percentage (13)	15% 35% (11)	10% 35% (11)	10% 35% (11)		85%	85%	90%	75%	90%

1472

B. Development conditions.

1473

1. In the RB zone on property located within the Potential Annexation Area of a

1474

rural city, this density is not allowed.

1475 2. These densities are allowed only through the application of mixed-use
1476 development standards and, in the NB zone on property in the urban area designated
1477 commercial outside of center, for stand-alone townhouse development.

1478 3. These densities may only be achieved through the application of residential
1479 density incentives or transfer of development rights in mixed-use developments and, in
1480 the NB zone on property in the urban area designated commercial outside of center, for
1481 stand-alone townhouse development. See K.C.C. chapters 21A.34 and 21A.37.

1482 4.a. in the F zone, scaling stations may be located thirty-five feet from property
1483 lines. Residences shall have a setback of at least thirty feet from all property lines.

1484 b. for lots between one acre and two and one half acres in size, the setback
1485 requirements of the R-1 zone shall apply. For lots under one acre, the setback
1486 requirements of the R-4 zone shall apply.

1487 c. for developments consisting of three or more single-detached dwellings
1488 located on a single parcel, the setback shall be ten feet along any property line abutting
1489 R-1 through R-8, RA and UR zones.

1490 5. Gas station pump islands shall be placed no closer than twenty-five feet to
1491 street front lines.

1492 6. This base height allowed only for mixed-use developments and for stand-
1493 alone townhouse development in the NB zone on property designated commercial outside
1494 of center in the urban area.

1495 7. Required on property lines adjoining residential zones.

1496 8. Required on property lines adjoining residential zones for industrial uses
1497 established by conditional use permits.

1498 9. The floor-to-lot ratio for mixed use developments shall conform to K.C.C.
1499 chapter 21A.14.

1500 10. Height limits may be increased if portions of the structure building that
1501 exceed the base height limit provide one additional foot of street and interior setback for
1502 each foot above the base height limit, provided the maximum height may exceed seventy-
1503 five feet only in mixed use developments. Netting or fencing and support structures for
1504 the netting or fencing used to contain golf balls in the operation of golf courses or golf
1505 driving ranges are exempt from the additional interior setback requirement provided that
1506 the maximum height shall not exceed seventy-five feet.

1507 11. Applicable only to lots containing less than one acre of lot area.
1508 Development on lots containing less than fifteen thousand square feet of lot area shall be
1509 governed by impervious surface standards of the nearest comparable R-4 through R-8
1510 zone.

1511 12. See K.C.C. 21A.22.060 for setback requirements in the mineral zone.

1512 13. The impervious surface area for any lot may be increased beyond the total
1513 amount permitted in this chapter subject to approval of a conditional use permit.

1514 14. Required on property lines adjoining residential zones unless a stand-alone
1515 townhouse development on property designated commercial outside of center in the
1516 urban area is proposed to be located adjacent to property upon which an existing
1517 townhouse development is located.

1518 15. Only as provided for walkable communities under K.C.C. 21A.34.040.F.8.
1519 well-served by transit or for mixed-use development through the application of
1520 residential density incentives under K.C.C. 21A.34.040.F.1.g.

1521 16. Only for mixed-use development through the application of residential
1522 density incentives under K.C.C. chapter 21A.34 or the transfer of development rights
1523 under K.C.C. chapter 21A.37. In the RB zone on property located within the Potential
1524 Annexation Area of a rural city, this density is not allowed.

1525 17. Only for mixed-use development through the application of residential
1526 density incentives through the application of residential density incentives under K.C.C.
1527 chapter 21A.34 or the transfer of development rights under K.C.C. chapter 21A.37.
1528 Upper-level setbacks are required for any facade facing a pedestrian street for any portion
1529 of the structure greater than forty-five feet in height. The upper level setback shall be at
1530 least one foot for every two feet of height above forty-five feet, up to a maximum
1531 required setback of fifteen feet. The first four feet of horizontal projection of decks,
1532 balconies with open railings, eaves, cornices, and gutters shall be permitted in required
1533 setbacks. In the RB zone on property located within the Potential Annexation Area of a
1534 rural city, this density is not allowed.

1535 18. Required on property lines adjoining residential zones only for a social
1536 service agency office reusing a residential structure in existence on January 1, 2010.

1537 19. Setback shall not apply to a building that :

- 1538 a. is located on the site of a regional motor sports facility;
1539 b. has a roof constructed at or below grade of adjacent residential uses; and
1540 c. utilizes green roof technology to provide open space and active recreation.